

# Real Estate News

## Mutual Life Sells Many Uptown Parcels

### Seventeen Pieces Passed to Ephraim B. Levy in Deal for \$1,450,000 Loan on New Seventh Av. Building

Ephraim B. Levy has obtained a loan from the Mutual Life Insurance Company of \$1,450,000 on the seventeen-story business structure, Mr. Levy's holding company, the Blockton Realty Company, is erecting on the west side of Seventh Avenue, between Thirtieth and Thirty-first streets, 200x200. As part consideration in the deal Mr. Levy buys in the name of the Fitz Roy Realty Corporation, just founded, fourteen Manhattan properties and three in the Bronx, which the insurance company had been forced to take over from time to time.

The Seventh Avenue building is nearing completion and already several floors have been rented. The Mutual Life Insurance Company allows a total of \$550,000 to remain on mortgage on the properties taken over by Mr. Levy, which are as follows: A three-story building, 16x100; two plots, each 60x100, one on the south side of Ninety-eighth Street, 275 feet east of Fifth Avenue, and one on the north side of the same street, 250 feet east of Fifth Avenue; the plot of seventeen lots, 275x100, on the south side of 146th Street, 275 feet west of Lenox Avenue; the plot 120x100 at the southeast corner of Lenox Avenue and 146th Street; the three block fronts on the west side of Broadway, between 21st and 22nd streets, with a total Broadway frontage of about 745 feet; a plot on the hill side on St. Nicholas Avenue and Dyckman Street, southeast of the Dyckman Street subway station, with frontages of 600 and 531 feet respectively; the plot 160x100 on the north side of 144th Street, 230 feet west of Seventh Avenue; the plot 290x100 on the south side of 145th Street, 100 feet west of Seventh Avenue; plot 225x100 on the south side of 138th Street, 325 feet east of Lenox Avenue; lot 25x100 at the southwest corner of Amsterdam Avenue and 180th Street; plot 65x100 on the north side of 120th Street, 225 feet east of Pleasant Avenue; 225 to 232 East Seventeenth Street, four four-story tenements, 100x100.

Also the following Bronx properties: plot 115x185 at the southeast corner of Southern Boulevard and 139th Street; plot at the northwest corner of Westchester and St. Peter's avenues, 176x65x4x irregular; and the plot 75x100 on the east side of Intervale Avenue, 184x3 feet north of 165th Street.

**\$175,000 in Cedarhurst Lots**  
Joseph P. Day on Saturday and Monday sold 524 lots at Cedarhurst

## Fine Homes Figure In Heavy Trading Of Dwelling Houses

### Buyer of Property in East 75th St. Plans Changes; Activity in Harlem and the Heights District

William B. May & Co. sold the four-story high-stoop dwelling, 59 East 75th Street, 20x102.2, near Park Avenue. The new owner will alter it into an American basement dwelling for his own occupation.

Lucey A. Trippe sold to Martha M. Taylor the three-story dwelling, 167 East 78th Street, 18x102.2.

The William T. Meredith estate sold to J. C. Robertson the four-story dwelling, 38 West 60th Street, between Fifth and Sixth Avenues, 20x100, Columbia College leasehold. The new owner will alter it into stores and apartments after the expiration of present lease.

L. J. Phillips & Co. sold for Mrs. F. Weinberg, 16 West 74th Street, a four-story dwelling, 25x102.2, near Central Park West. The seller recently acquired the property through the same brokers, L. J. Phillips & Co. also sold for the Sampson estate the three-story dwelling, 418 West 154th Street, 16x90x9.11.

## Cleveland Woman to Become Resident of Brooklyn

Joseph P. Day sold for Miss Agnes Redwood, 839 Prospect Place, Brooklyn, a three-story dwelling, 18x91, to Mrs. Wilhelmina Rossie, of Cleveland, for occupancy. Mr. Day also sold for the Ulmer estate the three-story building, 45x100, at 74 Sumner Street, to Enrico and Nello Chelli, the present tenants.

Samuel Galitzka sold for Jacob Lerner to Jennie Weissel a new one-family house, 25x100, at 1280 East Tenth Street.

E. T. Newman sold the our-story dwelling, 533 First Street for Lucile Bonert.

## Bronx Free Synagogue to Buy Bronx Methodist Church

The Bronx Free Synagogue during the holidays will start a campaign for \$125,000 for the purchase of the Prospect Methodist Episcopal Church at the northwest corner of Prospect Avenue and Macy Place. It has a frontage of 125 feet on Prospect Avenue and 108 feet on Macy Place. The free Synagogue has been conducting its services for seven years in the Community Building, at 163d Street and Southern Boulevard.

## Fine Tojetti Yonkers Home Figures in Another Deal

The former Tojetti home at 44 Pine Street, Yonkers, which was sold by Edward Bartness to Celestine Souweine, has been again resold by Thomas S. Burke to Victoria McKenzie, of Manhattan. The property, a 2 1/2-story dwelling with a garage, on a plot about a quarter of an acre, has been widely known for its interior decorations and fresco and mural paintings by the former owner, Vergilio Tojetti, the Italian artist.

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dwelling, 428 West 164th Street, 19x 99.11.

E. Steinberger sold to John E. Bradford, 63 West 134th Street, a three-story dwelling, 18x99.11.

Ida H. M. Jacques sold to Mina Rauh the three-story dwelling, 539 Manhattan Avenue, 15x80.

David E. Powers sold to E. C. Metzger the three-story dwelling, 507 West 150th Street, 15x99.11.

The Morton Realty Company sold to Minerva V. Johnson 245 West 129th Street, a three-story dwelling, 18x9x 99.11.

The Equitable Life Assurance Society sold to the Tanager Company the three-story dwelling, 2348 Seventh Avenue, 35x76.8.

Temple C. Burge sold to Richard W. Lithgow the three-story dwelling, 204 West 132d Street, 16x89.11.

## J. M. Palm, of Holland, Gets White Plains House

Fish & Marvin sold for W. T. Duncan his property in the Prospect Park section of White Plains to J. M. Palm, formerly of Amsterdam, Holland, and president of the Van Ommeren Corporation of New York City. The property consists of a hollow tile Colonial residence, garage and large plot and is located near the Woolworth Company, Lee Roberts, the playwright; Cushman, Hayes and Jacobson.

## Sale in Greenwich Street

The Merchants' Refrigerating Company sold for Charles Rothfield the three-story building 291 Greenwich Street, 26x79.3.

## REAL ESTATE

### Superior Town Homes

For Sale With Possession

UNUSUALLY fine 6 story home, limestone front, fireproof English basement, with Otis elevator, has 7 large master's bedrooms each with its own bath, 9 good size servants' rooms and 2 baths, overlooking one of the loveliest views in Central Park, excellent rear; especially well arranged for entertaining on a large scale; to be sold at a very reasonable price to settle an estate.

An attractively decorated 5 story home, American basement, with 4 large master's bedrooms, 5 servants' bedrooms and 4 baths, elevator, back stairs, steam heat from the street, in beautiful condition. Price much less than cost of reproduction.

Our Listings of furnished houses and apartments available for renting, are more complete at present than they will be later on, as the demand is far greater than the supply. If you will let us know your requirements, we will be glad to submit a list for your consideration.

## PEASE & ELLIMAN

340 Madison Ave., at 43d Street Tel. Murray Hill 6200

## Pay \$124,000 for Space In Park-Madison Bldg.

### Pulp and Paper Trading Company to Locate Co-operative structure

The Pulp and Paper Trading Company, of 21 East Fortieth Street, has purchased 4,440 square feet of office space on the twenty-sixth floor of the co-operative Park-Madison Building in the Madison Avenue wing at a price of \$124,000. Announcement of the transaction was made yesterday by Douglas L. Elliman & Co., Inc., managing agents of the building.

The Park-Madison Building is to be erected on a plan of co-operative ownership and management from Park to Madison Avenue between Forty-sixth and Forty-seventh streets.

## Building in 30th Street Sold

J. Arthur Fischer sold for Frederick Poff the four-story building, 18x4x 98.9, 358 West Thirtieth Street.

## Fire Record

A. M. 10:20—423 Broome st., Manhattan. Brass Electric Co. Unknown.

P. M. 1:05—184 Norfolk st., Harry Plan. None.

2:30—401 East 8th st., Harold Lee. Trifling.

3:35—225 West 38th st., U. S. gov. Trifling.

3:50—Tremont and Marmon aves. the Bronx; fence, unknown. None.

4:00—195 Amsterdam ave., B. Trifling.

4:05—348 Stanton st., lot, unknown. None.

4:15—915 1st St., the Bronx; unknown. Trifling.

4:50—415 W. 25th St., Wm. Bailey. Trifling.

10:25—203 W. 17th St., unknown. Trifling.

## REAL ESTATE

### Now Renting

## "305 West End Avenue" AT SEVENTY-FOURTH STREET A RESIDENTIAL HOTEL OPPOSITE THE SCHWAB MANSION

### In Operation October First

October First will also mark the opening of the hotel's restaurant to be known as the ESPLANADE under the same management as VOISIN CRILLON ELYSEE

SUITES of two or more rooms, unfurnished, may now be leased for a minimum term of three years.

Details from MARK RAFALSKY & COMPANY 21 EAST 40th STREET Telephone Vanderbilt 2027

## Renting Representatives at the Building

## Charles Waldo HASKINS INSTITUTE Founded by Elijah W. Sells

INTELLIGENT observers of the business world agree that the profession of accountancy offers an exceptional opportunity to young men of ambition, energy and integrity.

In every phase of business and governmental administration the professional accountant is now needed as never before. His ability to make audits and examinations, conduct investigations, establish financial and cost systems, serve in a consulting capacity and give court testimony makes him an indispensable factor in modern business.

Charles Waldo Haskins Institute, founded by Elijah W. Sells, one of America's foremost Certified Public Accountants, perpetuates the

## A NEW SCHOOL IN PREPARATION FOR THE PROFESSION OF ACCOUNTANCY

name of one of the great pioneers of commercial education in the United States. It specializes in training young men, through Junior Preparatory, Senior Preparatory and Professional Courses, for the practice of Accountancy, which Charles Waldo Haskins helped so effectively to make a dignified and respected profession.

The School opens September 15th. Day and evening sessions will be held throughout the year. Instruction by an exceptionally able corps of teachers will be under the general direction of Professor John R. Wildman, of the firm of Haskins & Sells, Certified Public Accountants.

For information or interview, address DR. FRANK A. FALL, Executive Secretary Box B, 37 West 39th St., New York City

## School for Young Boys

Intimate home life, varied outdoor interests and activities, including all school games and water sports, summer and winter. Superior teachers for all lessons of boys six to fourteen years. 1,000 feet elevation, Ramapo Hills, Lake Walton, Orange Co., Circular and information, Mackenzie Junior School, Monroe, N. Y.

## PACKARD COMMERCIAL SCHOOL

Lexington Avenue and 35th Street  
Commercial, Stenographic and Secretarial Courses, Commercial Spanish.  
Send for Prospectus. No solicitors.  
REGISTER NOW  
Day School Opens Sept. 7  
Evening School Sept. 27

## HAMILTON INSTITUTE FOR BOYS

29th Year  
New Home, 339 West 86th St., Open Oct. 6  
PRIMARY—QUINCY—HIGH SCHOOL CERTIFICATES for 27 Classes  
N. ARCHIBALD SHAW, PRINCIPAL

## BERKELEY-IRVING SCHOOL FOR BOYS

311 West 33d Street  
Curriculum of the widest scope, from Primary School to College. Athletics warmly encouraged. Swimming, Pool and Gymnasium on the premises.  
Illustrated catalog on request.  
LOUIS D. RAY, Ed. D., Headmaster. Telephone Schuyler 4826.

## New York Law School

OPENS SEPTEMBER 28  
Afternoon and Evening Schools  
Course leads to degree of Bachelor of Laws and prepares for bar examinations. Send for catalog to George Chase, Dean 210 West 32d St., N. Y. (Y. M. C. A. Building).

## DWIGHT SCHOOL

61 West 72d Street  
College & Sem. West Point & Annapolis. 41st St. Makes a study of the individual student.  
FALL TERM BEGINS SEPT. 20.

STEVENS SCHOOL  
Sixth St., Hoboken, N. J.  
Special preparation for scientific institutions. Opens September 13th. Send for new.

## ENGLEWOOD Real Estate Houses for Sale H. Weatherby & Co., Englewood, N. J.

LONG ISLAND REAL ESTATE  
UNUSUAL OPPORTUNITY  
To buy a 9-room house with attic, built out six years ago, 10-room, hot water heat, electricity, gas. Can be had on attractive terms. Call Garden City 1248 or Fitzroy 310.

## ALL READY TO MOVE INTO

Attractive new modern home, all improvements; 30 minutes by electric train, 4 minutes from station; 6 rooms, bath, fireplace, sun parlor, open fireplace, 10x10, reasonable terms. EDWARD BLALOCK, owner, 47 West 14th Street, Room 805. Phone 1103 Fitzroy.

## TO LET FOR BUSINESS PURPOSES OFFICES AND STUDIOS

\$40 per month; complete service; modern; excellent transit facilities; Room 11, 41 7th Ave., Watkins 524.

BUSINESS PROPERTY FOR RENT.  
Offices, showrooms and lots—800 square feet and upward.  
CLARENCE G. MARTENS, BYRANT 9191  
1416 B'way (39th st.).

## WESTCHESTER SALE OR RENT Do it Now—Don't Delay BUY YOUR HOME BEFORE PRICES ADVANCE NEXT SPRING

YONKERS  
Splendid opportunity to secure a fine home at a fraction of cost. 10-room, 2 baths, extra lavatory, tile river view, central air conditioning, don't lose this chance. Call 322,000. Don't lose this chance. Call 322,000. Don't lose this chance. Call 322,000.

## NEW ROCHELLE

TO RENT FROM OCTOBER 1ST in Residence Park, New Rochelle, furnished, house, eight rooms, pantry, three baths, laundry, fine view, open fireplace, gas, electricity, hot-water heat, dry basement. Address Owner, 217 Liberty Ave.

## LOVELL'S 637 MADISON AVE. COR. 59th St. CLASS LESSONS 10c 9 LESSONS \$8 PRIVATE LESSONS 10 A. M. TO 1 P. M. WITHOUT APPOINTMENT.

## Bloomfield, N. J. \$2,200 cash; new; 6 rooms, sun parlor; open fireplace; parquet floor; electricity; room for garage. Right at station. Price \$2,200. STEVENS, 478 Central Ave., Newark.

## MADISON—"High, Healthful" FARMS-COUNTRY ESTATES J. V. KEATING, Madison, N. J.

South Orange Nearly New, 1 Family All Imp'ts, large plot, 6 rooms, 2 baths, fine view, five minutes' ride from N. Y. City. Price \$15,000 for quick sale. Other bargains. A. W. WEINSTEIN, 210 Broadway, N. Y.

## MANHATTAN REAL ESTATE

STORAGE OR MANUFACTURING. 2,500 to 100,000 square feet; Manhattan; reasonable; possession now or October; long lease; elevator, watchman. JOHN A. POWER, 229 West 42d St. 5970 Bryant.

## QUEENS REAL ESTATE

Forest Hills Gardens 15 Minutes from Penn Station. Houses and Villa Plots for Sale. Sage Foundation Homes Co. 47 W. 34th St., or Forest Hills, L. I.

## UNFURNISHED APARTMENTS TO LET

HOTEL ROYALTON 44 WEST 44 ST. Bachelor Apartment Unfurnished 3 Rooms, 2 Baths 2 Rooms and Bath Studio Apt—Ground Floor All light rooms, to lease from Oct. 1st. Apartments shown any time. Hotel Service & Restaurant

## LARCHMONT

BARGAINS, new homes, Larchmont and Mamaroneck, former price \$12,500 reduced to \$10,000, cash. \$14,500, reduced to \$12,000, cash. \$16,000, reduced to \$14,000, cash. C. M. MURDOCH, 40 West 42d St., Tel. 422.

## WHITE PLAINS

MODERN HOMES  
White Plains, N. Y. Depot Square. Tel. 904.

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## Renting Representatives at the Building

## in 1771 in 1920

The Coster Homestead was erected on the estate at the corner of Eastern Boulevard and East Tremont Av., formerly Ft. Schuyler Road.

The Westchester Avenue Subway will be completed to Pelham Bay Park with a station at Westchester Square, (Westchester and East Tremont Avenues.)

The Estate of Henry A. Coster and the Estate of Margaret Walsh will sell, for whatever they may bring at Absolute Public Auction,

463 Bronx Lots and the Coster Homestead, together with 93 lots, and 3 dwellings located on and adjacent to the corner of East Tremont Ave. and Eastern Boulevard, near Pelham Bay and Pelham Park, the Bathing Beaches and the Westchester Country Club. The East Tremont Ave. Trolley passes both properties, while the Westchester Square Station of the Westchester Ave. Subway is nearby.

Thursday, Sept. 23rd, at 12 o'clock, Noon, in the Exchange Salesroom, 14 Vesey St. Liberal Terms—50% @ 4 1/2—60% @ 5—70% @ 6—On Mortgage

Estate of Henry A. Coster By Order of the Trustees O. De Lancy Coster, Esq. and Martha A. Coster Cardoso & Nathan, Esqs., Attorneys 128 Broadway Title Policies Free from TITLE GUARANTEE & TRUST CO.

Estate of Margaret Walsh By Order of the Executors GUARANTY TRUST CO. and Clarence W. Quinn, Esq. Stetson, Jennings & Russell, Attorneys 15 Broad Street Title Policies Free from LAWYERS TITLE INS. & TRUST CO.

SEND FOR BOOKMAP  
Auctioneer  
67 Liberty Street  
Cortlandt 744

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White Plains, N. Y. Depot Square. Tel. 904.

## WESTCHESTER COUNTY REAL ESTATE

A BEAUTIFUL HOME On North side of New Rochelle; well elevated. Lot 15x100. House two years old, excellent construction; colonial style; front and side porches; fine new decorations throughout; fixtures, shades, complete weather stripping; four bedrooms, two baths; steam heat. It's a gem. \$18,000.

## ALLABOUT & SON

26 North Ave. Tel. 650 & 971 New Rochelle  
NEW YORK STATE REAL ESTATE

## ADIRONDACK CAMPS-CAMPSITES-ESTATES

OFFICES TO LET  
PRIVATE OFFICE to let near Woolworth, Cortlandt 3947.  
FURNISHED HOUSES TO LET  
CEDARHURST—Elegant fully furnished house, 4 rooms, 2 baths, 1 sleeping porch, garage, open fireplace, steam, \$250. 16 Park Place, Rockville Centre, L. I.

## REAL ESTATE

\$4,750. CASH \$750.  
One and two family houses near subway. Spencer, 164 Nassau. Beckman 2655.

## APARTMENTS WANTED

WANTED—By refined business couple. Gentles, furnished room, kitchen, priv. luges; would consider sharing apartment; references exchanged. Columbus 5161.

## APARTMENTS TO LET

FIFTH AVE., between 4th and 5th sts. Fully furnished apartment, parlor, bedroom and bath; elevator and maid's service; to sublet all October 1st; rent reasonable. Apply Miss Welner. Phone Murray Hill 6225.